

Executive Summary Report

Appraisal Date 1/1/2000 - 2000 Assessment Roll

Area Name / Number: West Shoreline / 1

Previous Physical Inspection: 1990 in Subareas 1, 2, 3, 6; 1993 in The Highlands (Subarea 4)

Sales - Improved Summary:

Number of Sales: 324

Range of Sale Dates: 1/98 - 12/99

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
1999 Value	\$124,500	\$189,400	\$313,900	\$370,100	84.8%	14.22%
2000 Value	\$139,200	\$230,000	\$369,200	\$370,100	99.8%	10.83%
Change	+\$14,700	+\$40,600	+\$55,300		+15.0%	-3.39%
% Change	+11.8%	+21.4%	+17.6%		+17.7%	-23.84%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.39% and -23.84% actually represent an improvement.

Sales used in Analysis: All improved sales, which were verified as good, were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In The Highlands (Subarea 4) multi-building parcels were not excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 1999 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

Land changes of the sales in subareas 1, 2, 3, & 6 have a percent increase of 8% whereas in The Highlands the land increase is 44%. The total increase of the sales in Subareas 1, 2, 3, & 6 is 11% whereas in The Highlands it is 29.5%.

Population - Improved Parcel Summary Data:

Subareas 1, 2, 3, & 6

	Land	Imps	Total
1999 Value	\$118,700	\$158,100	\$276,800
2000 Value	\$129,900	\$182,000	\$311,900
Percent Change	+9.4%	+15.1%	+12.7%

Number of improved Parcels in the Population: 3243

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 1999 or 2000 Assessment Roll improvement values of \$10,000 or less were excluded

to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

**Population - Improved Parcel Summary Data:
The Highlands, Subarea 4**

	Land	Imps	Total
1999 Value	\$477,700	\$936,300	\$1,414,000
2000 Value	\$687,800	\$1,075,800	\$1,763,600
Percent Change	+44.0%	+14.9%	+24.7%

Number of improved Parcels in the Population: 104

The population summary above does not exclude multi-buildings. Twenty percent of the population has more than 1 improvement, however, in most cases the second building contributes a minor amount to the total value.

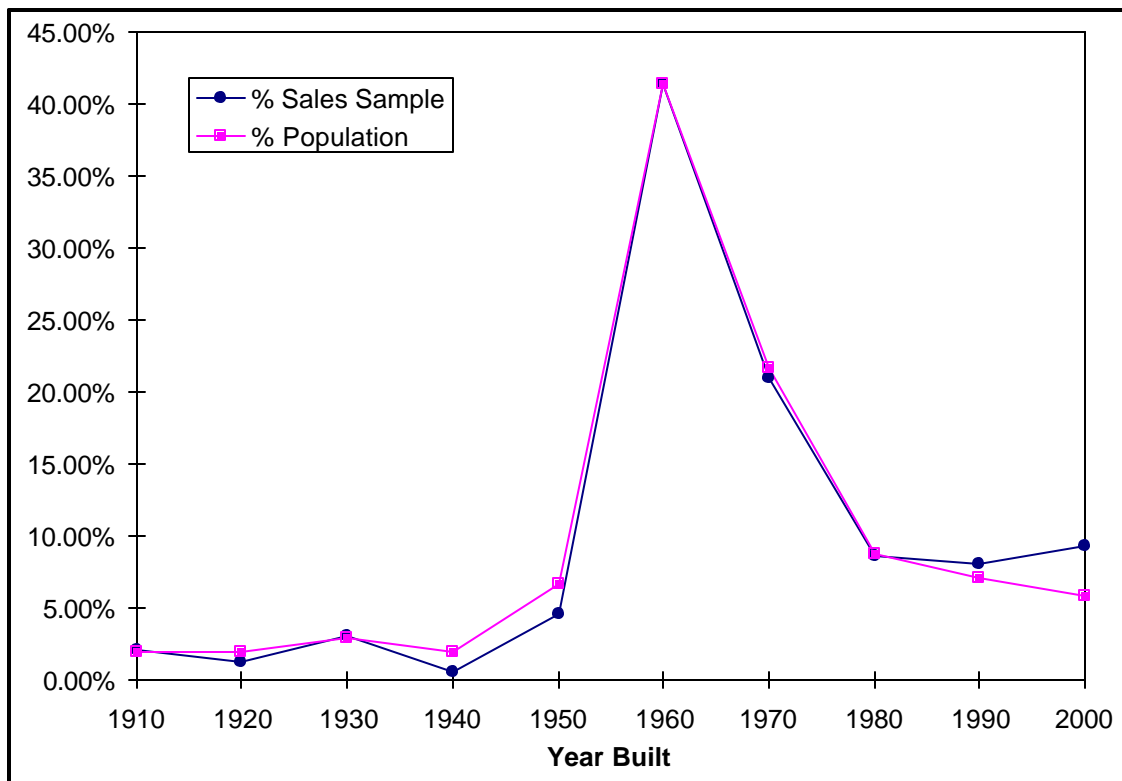
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2000 Assessment Roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	7	2.16%
1920	4	1.23%
1930	10	3.09%
1940	2	0.62%
1950	15	4.63%
1960	134	41.36%
1970	68	20.99%
1980	28	8.64%
1990	26	8.02%
2000	30	9.26%
	324	

Population		
Year Built	Frequency	% Population
1910	65	1.94%
1920	68	2.03%
1930	97	2.90%
1940	65	1.94%
1950	224	6.69%
1960	1385	41.38%
1970	723	21.60%
1980	292	8.72%
1990	235	7.02%
2000	193	5.77%
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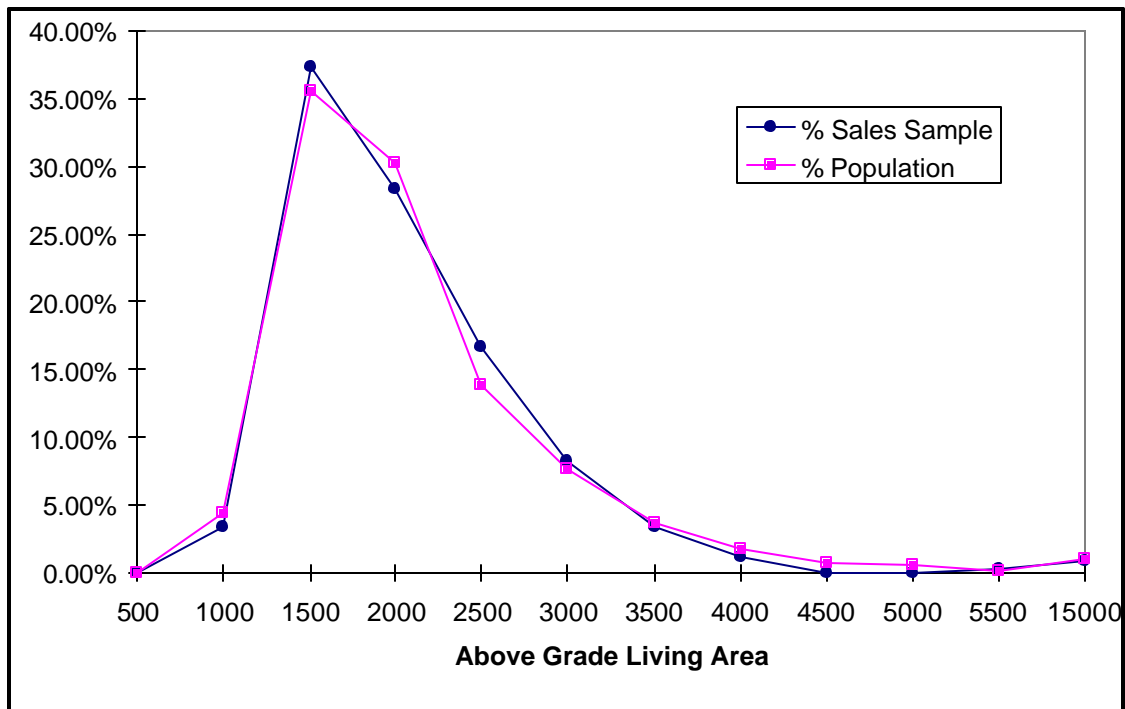


The sales sample adequately represents the population with the exception of sales of homes from 1990 to the present. This is to be expected as nearly all new homes have a sale.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	11	3.40%
1500	121	37.35%
2000	92	28.40%
2500	54	16.67%
3000	27	8.33%
3500	11	3.40%
4000	4	1.23%
4500	0	0.00%
5000	0	0.00%
5500	1	0.31%
15000	3	0.93%
		324

Population		
AGLA	Frequency	% Population
500	1	0.03%
1000	146	4.36%
1500	1191	35.58%
2000	1011	30.21%
2500	466	13.92%
3000	258	7.71%
3500	121	3.62%
4000	61	1.82%
4500	27	0.81%
5000	21	0.63%
5500	7	0.21%
15000	37	1.11%
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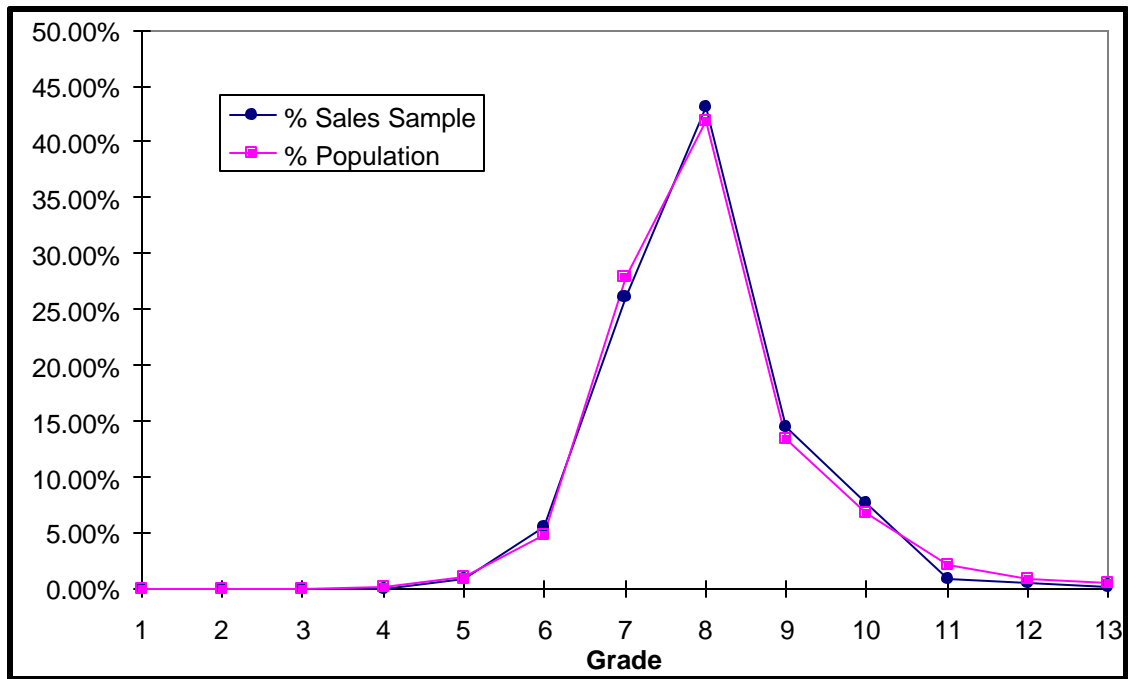


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area.

Sales Sample Representation of Population - Grade

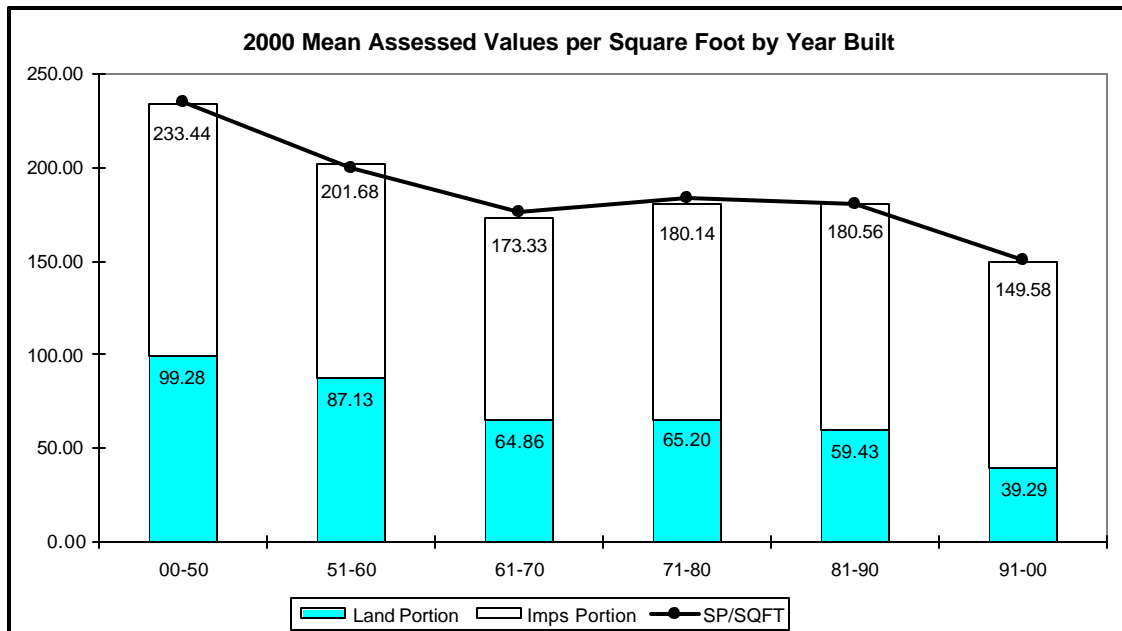
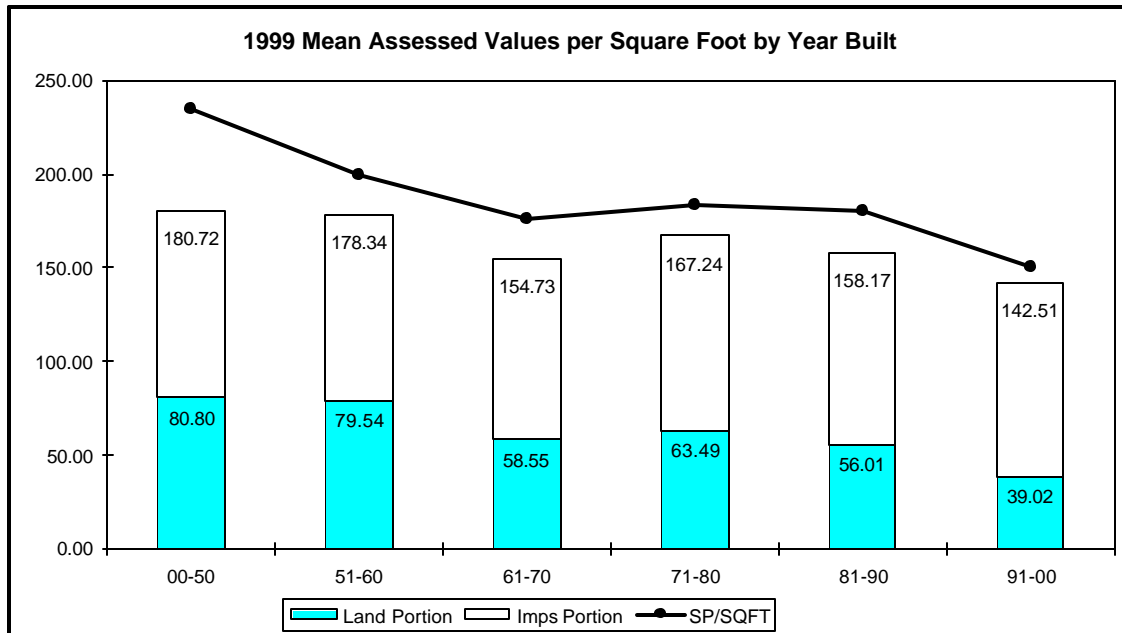
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.93%
6	18	5.56%
7	85	26.23%
8	140	43.21%
9	47	14.51%
10	25	7.72%
11	3	0.93%
12	2	0.62%
13	1	0.31%
	324	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.03%
4	8	0.24%
5	34	1.02%
6	161	4.81%
7	937	28.00%
8	1399	41.80%
9	453	13.53%
10	227	6.78%
11	73	2.18%
12	33	0.99%
13	21	0.63%
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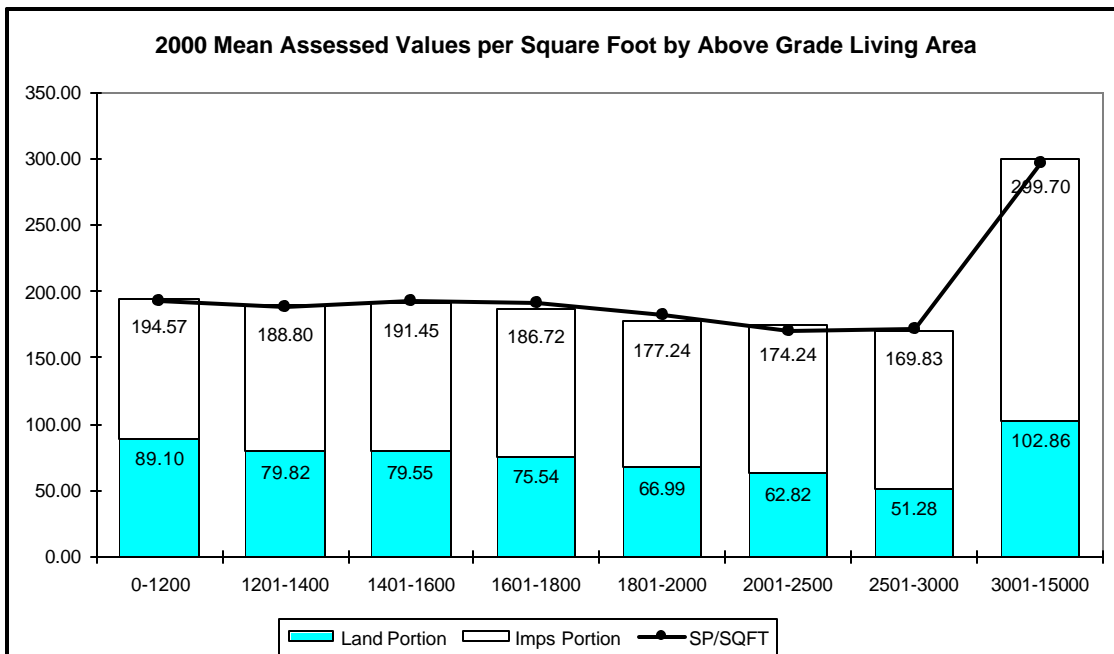
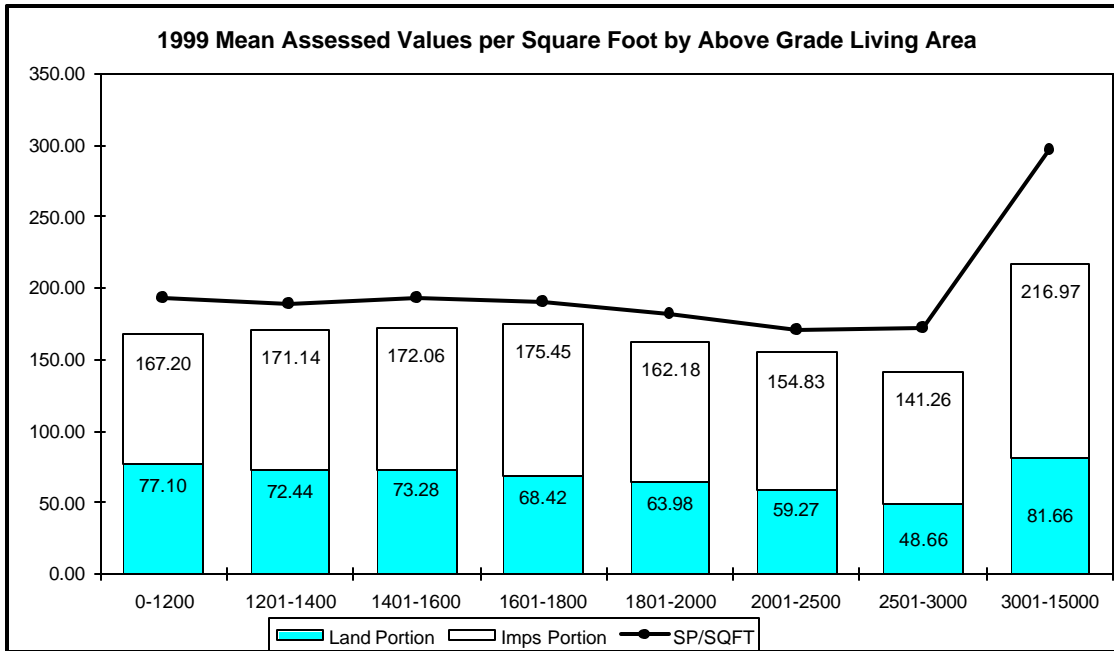
The sales sample adequately represents the population.

Comparison of 1999 and 2000 Per Square Foot Values by Year Built



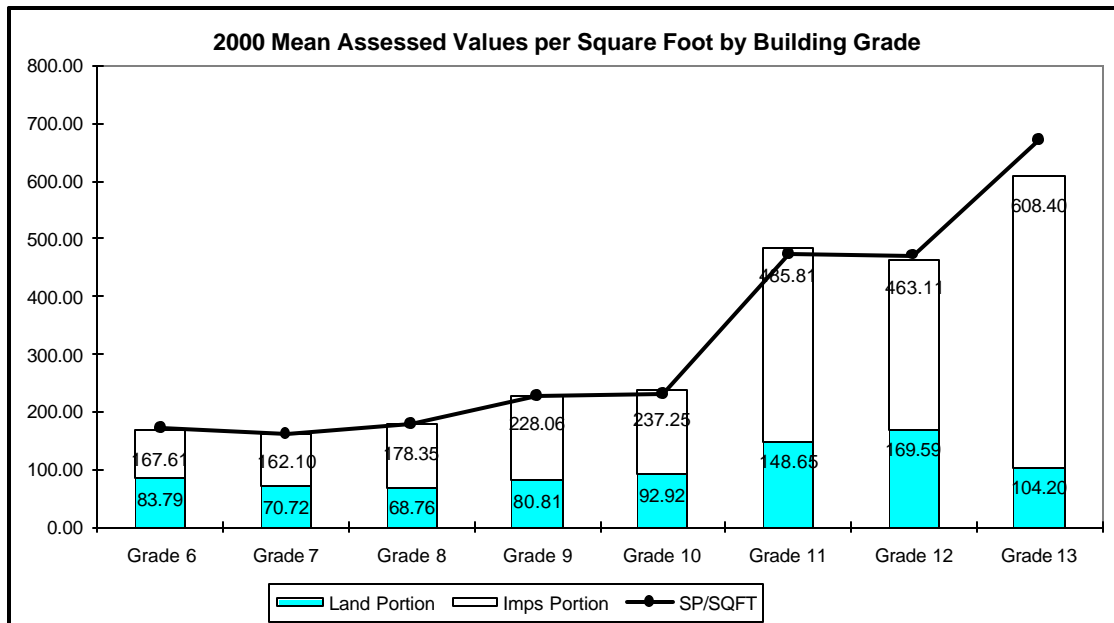
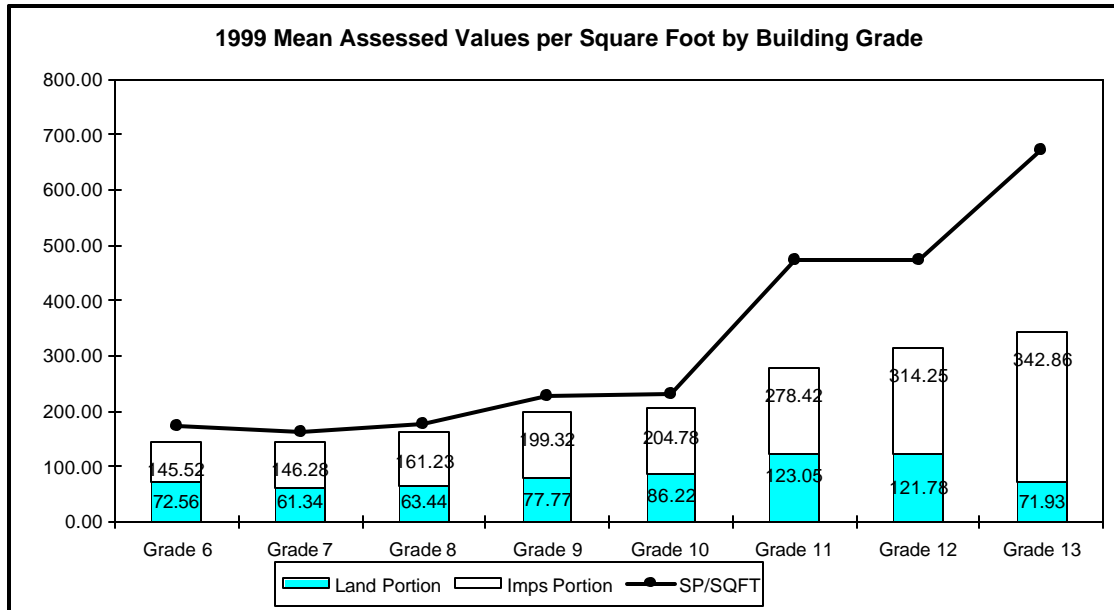
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

Comparison of 1999 and 2000 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the total combined value for land and improvements. The substantial jump in improvements over 3000 square feet is attributed to the inclusion of The Highlands in the sales statistics.

Comparison of 1999 and 2000 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the total combined value for land and improvements. The substantial jump in grade 11 - 13 is attributed to the inclusion of The Highlands in the sales statistics. There were only 2 sales of grade 12s and one sale of a grade 13.